

WARRANTY DEED

TRANSFER
TAX
PAIDSugden + Humpert
P/O
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THIS WARRANTY DEED, made this August 31, 1995 by SAMUEL J. HUMPERT and MARGARET A. HAYES of 45 Western Avenue, Waterville, to BLESSED HOPE ADVENT CHRISTIAN CHURCH of 10 Pleasant Street, Waterville, County of Kennebec, State of Maine.

020561

Samuel J. Humpert and Margaret A. Hayes, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, do *give, grant, bargain, sell and convey* unto Blessed Hope Advent Christian Church and Blessed Hope Advent Christian Church's successors, executors and assigns, the following described premises, situated at Crommett Street, in the town of Waterville, County of Kennebec, State of Maine and further described as follows:

40.5 SF

A certain lot or parcel of land with any buildings thereon, situated in said Waterville and bounded and described as follows to wit:

Beginning at an iron stake set in the ground in the easterly line of Crommett Street at the southwest corner of land now or formerly of the Advent Christian Church; thence southerly along the easterly line of said Crommett Street the distance of ninety-five (95) feet to a point being the northwest corner of premises conveyed by Frank T. Dusty and Dorothy M. Dusty to Samuel J. Humpert and Margaret H. Sugden as described in a deed dated March 23, 1984 and recorded in the Kennebec Registry of Deeds in Book 2665 Page 96; thence easterly along a line parallel to Western Avenue and along the north line of the aforementioned parcel a distance of ninety-five (95) feet to a point on the westerly line of land formerly of Roscoe W. Hanson; thence northerly along the westerly line of said Roscoe W. Hanson and land formerly of the heirs of Alton Richardson the distance of ninety-six and seven tenths (96.7) feet to an iron stake set in the ground to land of the said Advent Christian Church; thence westerly along land of the said Advent Christian Church the distance of ninety-three (93) feet to an iron stake set in the ground in the easterly line of said Crommett Street, the point of beginning.

Meaning and intending hereby to describe the premises conveyed by Frank T. Dusty and Dorothy M. Dusty to Samuel J. Humpert and Margaret H. Sugden (now Margaret A. Hayes) by warranty deed dated March 23, 1984 and recorded in the Kennebec County Registry of Deeds, Book 2663, Page 316.

To have and to hold the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever. And Samuel J. Humpert and Margaret A. Hayes for themselves and their heirs, executors and administrators, hereby *covenants* with Blessed Hope Advent Christian Church, and Blessed Hope Advent Christian Church's successors, executors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor

has a good right to convey such premises; that the premises are free from all encumbrances, except as listed (list any encumbrances); That Grantor and Grantor's heirs, executors and administrators will forever WARRANT AND DEFEND all of the above-described property to Grantee, Grantee's successors, executors and assigns, against every person lawfully claiming the same or any part thereof;

Witness our hands on this August 31, 1995.

Samuel J. Humpert
Samuel J. Humpert

Margaret A. Hayes
Margaret A. Hayes

ACKNOWLEDGEMENT

Personally appeared the above named SAMUEL J. HUMPERT and MARGARET A. HAYES and acknowledged the foregoing instrument to be their free act and deed.

Date: 8/31/95

Roger D. St. Amand
Notary Public

Roger D. St. Amand, Notary Public
My Commission Expires 9/4/99



RECEIVED KENNEBEC SS.

95 SEP -5 AM 9:00

ATTEST: Theresa Ruth Jones
REGISTER OF DEEDS